# **Land Use Committee Meeting Minutes**

Wednesday, May 19, 2010

Offices of the Chicago Metropolitan Agency for Planning (CMAP)

DuPage County Conference Room

Suite 800, 233 S. Wacker Drive, Willis Tower, Chicago, Illinois

#### **Members Present:**

Mark Avery (chair), Robert Cole, Lisa DiChiera, David Galowich, Robert Palmer, Karen Stonehouse, Heather Tabbert, Nathaniel Werner, Norm West

#### **Members Absent:**

Judy Beck, Jerry Conrad, Roger Dahlstrom, Kristi DeLaurentiis, Karie Friling, Jim LaBelle, Curt Paddock, Ed Paesel (co-chair), Dennis Sandquist, Heather Smith, Nancy Williamson

#### **Staff Present:**

Stephen Ostrander (committee liaison), Hala Ahmed, Randy Blankenhorn, Jesse Elam, Sean Glowacz

#### **Others Present:**

Mark Angelini (S.B. Friedman/ULI Chicago Infrastructure Committee), Robert Munson (CMAP Citizen Advisory Committee), Ryan Richter (Metra), Mike Walczak (Northwest Municipal Conference)

## 1.0 Call to Order

Chairman Mark Avery called the meeting to order at 9:05 a.m.

#### 2.0 Agenda Changes and Announcements

No changes.

### 3.0 Approval of Meeting Notes – April 21, 2010

ACTION REQUESTED: Approval

• Unanimously approved.

### 4.0 Legislative Update

ACTION REQUESTED: Information

• Detailed description of legislation dealing with land use in Springfield in packet (online).

## 5.0 GO TO 2040: Recommendations on Resource Conservation - Hala Ahmed, CMAP

ACTION REQUESTED: Information & Discussion

- Hala provided a walkthrough of the recommendations:
  - Key benefits:
    - Water conservation can create green jobs for the regional economy
    - Electricity, Natural Gas, and transportation contribute most to greenhouse gas emissions in our region
  - Water resource protection:
    - Water conservation measures are needed to limit the effects of rising demand for water. A specific area of concern is the effect of pumping from shallow wells on discharge to streams.
    - Need to monitor the effects of chemicals used on agricultural land on local water supplies.
    - Need to find ways to manage local water supply more efficiently, cut down on the mining of deep water aquifers.
  - Older housing stock: Need for large-scale action to bring this hosing stock up to current codes
  - Water conservation efforts will cut down on water use and production of wastewater, requiring less energy in the treatment of water supply
  - Stormwater Management:
    - Need to mimic natural ecosystems by using mechanisms such as rain gardens, rain barrels, permeable pavers, etc.
    - Ordinances need to focus more on water retention
  - Retrofit Programs:
    - Gaining traction through local sustainability and climate action plans
    - EPA Region 5 provides assistance for some retrofit programs
  - Green Building and Energy Codes: Incentive Programs
    - Expedited Review Programs
    - Tax Breaks
  - Urban Forestry and Ecosystem Restoration: Preservation of open space and parks
  - Local governments should be encouraged to be leaders in sustainable practices
    - Need to demonstrate to municipal elected officials and staff that these recommendations are practical and economically beneficial at the local level.
  - Monitoring of Lake Michigan water usage needs to be more extensive, so that there is more regional data available to inform future efforts.
  - Other recommendations:
    - More efficient utility pricing schemes to encourage users to cut down on energy
    - Identify sensitive aquifer recharge areas.
    - Long term funding for maintenance of green infrastructure.
    - Water utility service coordination (i.e. more efficient use of region's resources).
    - Set regional targets for greenhouse gas, water use, and impervious areas.
    - Implementation strategies designed to provide funding that extends further than 2050
    - Funding for these programs should come from both the public and private sector through a variety of sources

- Comments/Questions
  - o Who is on the regional retrofit committee?
    - CMAP, Chicago, Rockford (will provide additional info after meeting)
  - o What sources lead to chloride levels increasing?
    - Mainly street salting during the winter
  - How are gallons of available surface water calculated?
    - Fox River studies show that there is excess capacity for communities to use it as a water supply (still looking at Kankakee)
  - o What about applying concept of "water footprint" at a community level?
    - Communities should look at retrofits, adopt ordinances for new construction, landscape watering ordinances
    - Water footprinting would be used for large companies that move into the area
  - Comment: Communities' utility arrangements are longstanding, so energy savings may not necessarily translate into cost savings for the community (i.e. municipalities often do not include utilities into their annual budgets)
  - Comment: If you are changing out fixtures that you are not paying electricity for, cost savings are not very significant
  - o Comment: Green roofs not mentioned as an energy reduction measure.
  - o Comment: Important to effectively inform communities of options and best practices.
  - Comment: Narrowing streets would probably cut costs and reduce energy use significantly in the long run (along with compact development)
  - Comment: The recommendations do an excellent job on focusing on "reduction" concepts.
  - o Comment: Need to focus more on the "recycle and reuse" concepts, especially recycling.
  - Comment: Emphasis should be placed on the maintenance that is required to accompany permeable pavers
  - Comment: Difficult to charge people based on the amount of impervious surface they
    have unless you physically go out and measure the amount of impervious surface on
    each community parcel
  - Comment: Important to stress the true cost of water billing
    - Provide a link to regional water supply plan in the recommendations
    - Need to provide a message to the consumer through these practices (makes things like metering a necessary cost)
  - Comment: As the plan is progressing towards its final stages, CMAP is receiving productive feedback.
    - Key is to show multiple benefits for the plan dollar.

**6.0 Urban Land Institute (ULI) Infrastructure Committee** - Mark Angelini, S.B. Friedman The Urban Land Institute Chicago Infrastructure Committee has been preparing a report on the importance of infrastructure for the region's continued growth and development, focused on the industrial heritage corridor of Lake Michigan's southern shoreline. On behalf of ULI, Mark Angelini will describe their findings and conclusions.

ACTION REQUESTED: Information and discussion

- Mark Angelini gave presentation (posted online, along with full whitepaper report, on Land Use Committee Minutes & Agendas page: <a href="http://www.cmap.illinois.gov/land-use/minutes.aspx">http://www.cmap.illinois.gov/land-use/minutes.aspx</a>)
  - o Ready to take implementation steps of this study

- Looking at two major areas: 1) importance of reinvesting in the community, and 2)
   Importance of inter-governmental cooperation
- O Goal is to develop a model that involves stakeholders from various levels to create a plan that will further ULI's status as a leader in infrastructure projects
- o Trying to preserve the natural features of the study area, while providing an environment that will sustain business activities in the area
- o Sought projects that had been vetted by regional and sub-regional planning groups and that had already been designated funds, sustainable, significant economic benefits
- o Proposals in line with recommendations made in the Marquette Plan
- Green infrastructure is a key component in how ULI envisions everything coming together

#### • Comments/Questions:

- Does the Northwest Indiana Redevelopment Authority (RDA) have access to private funding?
  - Indiana Governor Mitch Daniels set aside funding for the RDA
  - RDA has the ability to bond and set up intergovernmental agreements
  - RDA also derives money through local taxes
- o Any opportunity for partnerships?
  - There are ongoing discussions about perhaps creating a bi-state authority collaboration.
- The development opportunities in the study area are impressive, but is there enough funding?
  - Funding will need to be acquired piecemeal.
- Comment: There is a need to find the essential catalytic project to get this project underway.
- Has the ULI Infrastructure Committee met with NIRPC?
  - Yes
- o Comment: NIRPC has several studies underway that are not mentioned in this study
- o Is the ULI Infrastructure Committee taking a scenario approach?
  - They are starting to look at scenarios, as various sources are coalesced.
- o Comment: This is a great opportunity for a partnership between IL and IN groups.
- Comment: Study demonstrates good understanding of how compact communities are desirable from an economic standpoint.

### **7.0 Next Meeting:** June 16, 2010

Confirmed

#### 8.0 Other Business

- Completed draft recommendations of the GO TO 2040 plan are available at <a href="http://www.goto2040.org/plandocs/#recommendations">http://www.goto2040.org/plandocs/#recommendations</a>. Committee members are strongly encouraged to review draft recommendations are forward questions and feedback to Stephen Ostrander or directly to Bob Dean.
- June 11th is the release date of full draft plan.

### 9.0 Public Comment

Public comment is encouraged throughout the meeting. The Chair will have discretion to limit discussion.

## 10.0 Adjournment

The meeting was adjourned at 10:50am

Respectfully submitted,

Fly Onthe

Stephen Ostrander

Staff Liaison to the Land Use Committee

Notes compiled with the help of Sean James Glowacz